

510-512 South Convent Avenue  
Barrio Libre (Barrio Histórico)  
Tucson  
Pima County  
Arizona

HABS No. AZ-73-13

HABS,  
ARIZ,  
10-TUCS,  
30/13 -

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Heritage Conservation and Recreation Service  
Department of the Interior  
Washington, D.C. 20243

## HISTORIC AMERICAN BUILDINGS SURVEY

BARRIO LIBRE (Barrio Histórico)

510-512 SOUTH CONVENT AVENUE

HABS No. AZ-73-13

Location: 510-512 South Convent Avenue, Tucson, Pima Co., Arizona.

UAGS Tucson Quadrangle, Universal Transverse  
Mercator Coordinates: 12.502680 .3563970

Present Owners &  
Occupants:

Robert J. and April Hiller.

Present Use:

Residence.

Significance:

Hidden by a wood slat fence, the architectural qualities of this long adobe house are not visible from the street. Probably one of the earliest houses on the block, the adobe is exposed, and the adobe wall bounding the property to the south is actually the remnant of a former dwelling. The structure shows Anglo elements (probably later additions) through its corrugated metal gabled roof and attached front porch. The house occupies an isolated situation on the block with a wide driveway separating it from its northern neighbor, and a vacant lot to the south.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: possibly pre-1880.
2. Architect: None known.
3. Original and subsequent owners: See chain of title below.

Part of Lot 7, Block 241, parcel 34.

1881 Deed, March 12, 1881, recorded in Volume 10, page 169. Corporate Authorities of the Village of Tucson to Theodosia Martínez.

1883 Deed, August 20, 1883, recorded in Volume 8, page 743. Sheriff and Tax Collector to Chan Tin Wo.

1891 Tax Deed, September 30, 1891, recorded in Volume 24, page 114. Tax Collector to Territory of Arizona.

1892 Tax Deed, August 25, 1892, recorded in Volume 24, page 212. Tax Collector to Territory of Arizona.

- 1916 Deed, May 26, recorded in Volume 63, page 38.  
Felipe and Guadalupe Salazar Hernández to Manuel and  
Clotilda Avalos.
- 1936 Deed, November 16, 1936, recorded in Volume 200, page 29.  
Manuel R. and Clotilde M. Avalos to W. R. Matilda McKelvey.
- 1944 Deed, October 17, 1944, recorded in Volume 271, page 482.  
Estate of Walter R. McKelvey to Matilda McKelvey.
- 1952 Deed, August 9, 1952, recorded in Volume 496, page 444.  
Matilda McKelvey to Beecher Thompson, Adm. for half interest.
- 1952 Deed, August 9, 1952, recorded in Volume 496, page 499.  
Minnie E. Wilhite to Beecher Thompson, et al.
- 1956 Deed, June 15, 1956, recorded in Volume 998, page 27.  
H. Lee to S. Lee, et al. for half interest.
- 1972 Deed, February 18, 1972, recorded in Volume 4191, page 783.  
Lee, et al to Beecher Thompson.
- 1977 Deed, January 11, 1977, recorded in Volume 5462, page 230.  
V. C. Howard, Adm. for Thompson to R. J. Hiller.

4. Builder: Unknown.

5. Alterations and additions: Originally built as a single-family residence, this dwelling was converted to a duplex between 1914 and 1919. Two frame porches replaced a frame addition at the rear before 1919, and 3 more frame additions further modified the rear of the building between 1919 and 1948. The structure was reconverted to a single-family residence, probably in the 1960s.

B. Historical Events and Persons Connected with the Structure:

Because of a lack of historical records the building date and builder of this house are indeterminable. The dwelling may be pictured, however, on an aerial photograph of Tucson, taken from nearby Sentinel Peak in 1880. It is probable that Teodosia Martínez, a housewife, lived here in the late 1800s. Manuel Avalos, a barber, owned the property from 1916 to 1936, but does not appear to have resided there for more than five years. Tucson City Directories show a number of tenants from 1918 to 1977.

For background information, see Barrio Libre (Barrio Histórico) (AZ-73).

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This low profile adobe building has a simple rectangular mass with a hip roof. It is partially hidden behind a high wooden fence at the front property line. The building is currently undergoing rehabilitation.
2. Condition of fabric: Generally good as it is undergoing rehabilitation.

B. Description of Exterior:

1. Over-all dimensions: The building measures 31'-0" north to south along its east front and 20'-0" east-to-west, plus a frame addition extending west from the building along the north side.
2. Foundations: They appear to be of stone.
3. Wall construction, finish and color: The exterior walls are of mud adobe with mud mortar; the walls were stuccoed, but the majority of the stucco is missing.
4. Structural system, framing: The adobe bearing walls support a roof system of rafters.
5. Porches, stoops: A shed-roof porch extends across the entire east front. The porch is attached (i.e., not an extension of the roof structure of the main house). The porch columns are simple square timber units with a stucco wrap.

A shed-roof porch extends from the south end to the frame addition on the west rear of the house.

6. Chimneys: The only chimney element is a stove pipe located on the rear (west) slope of the roof.
7. Openings:
  - a. Doorways and doors: The present main entrance is situated on the north side of the building near the west end. The opening has wood framing members as do all openings in the building. The entrance doorway contains a four-panel door. The former main entrance is located on the east front facade. It is closed over with shutters.
  - b. Windows and shutters: The windows are of wood and are double hung with a variety of pane compositions ranging from one-over-one to one-over-six. Openings on the east front are covered with louvered shutters.

8. Roof:

- a. Shape, covering: The building has a simple low hip roof covered with corrugated metal.
- b. Cornice, eaves: Exposed rafter ends create the eave line. The gable ends are framed and vented. The adobe walls carry only as far as the eave line all the way around the building.

C. Description of the Interior:

1. Floor Plan: Entrance to the building is on the north side; it gives access to a large room which extends from the north to the south end of the building. This room appears to have been three separate rooms as spur walls mark the position of interior partitions of adobe. To the east of this room are two rooms, each accessible from the major room, but not interconnecting in themselves.

There are framed storage rooms to the west of the building along the north side.

2. Flooring: All floors are of concrete except for the raised portion in front of the entrance door, which is of wood.
3. Wall and ceiling finish: The interior of the building is being rehabilitated and the walls and ceiling are unfinished at this time.
4. Openings: Since the building is undergoing work, all openings are unfinished. Door frames are of wood boards; the doors are paneled.
5. Mechanical systems:
  - a. Heating: There is a fireplace in the large room, along the west wall; a second fireplace is situated in the southeast corner of the northeast room.
  - b. Lighting: The building has electric service.
  - c. Plumbing: Plumbing exists in the kitchen, located at the south end of the large room. Bathroom fixtures are in the frame addition to the rear.

D. Site:

1. General setting and orientation: The building is located on the west side of South Convent Avenue, near the intersection of West 17th Street. It is situated about 11 feet back from the curb. The property is enclosed with fencing of a variety of materials, including wood board, chain link, and corrugated metal.

There are a number of wood sheds on the property, and a number of trees are scattered about the rear yard.

Prepared by: Prof. Robert C. Giebner  
Project Supervisor  
Professor of Architecture  
University of Arizona  
July 1980

### PART III. SOURCES OF INFORMATION

A. Old views: Sentinel Peak Photograph, 1880, Arizona Historical Society.

B. Bibliography:

Sanborn Fire Insurance Company maps, 1909, 1914, 1919, 1948.

Tucson City Directories, 1897-1979.

Tract Books, Pioneer National Title Insurance Company (Microfilm,  
Recorder's records)

Oral Interviews:

Adelina Flores, 56 W. Kennedy Street.

### PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) of the Heritage Conservation and Recreation Service's National Architectural and Engineering Record (NAER) in cooperation with the Tucson Barrio Association, Inc. Funds for the project were provided by the Arizona State Historic Preservation Office and the Arizona State Office of Economic Planning and Development. Under the direction of Robert Kapsch, Chief of NAER, John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the project was completed during the summer of 1980 at the HABS field office in Tucson, Arizona, by Robert C. Giebner, Project Supervisor (Professor of Architecture, University of Arizona); William Joseph Graham, Project Foreman (University of Maryland); Ann E. Huston, Project Historian (California State University, Sacramento); Maureen L. Gerhold, Assistant Historian (Pennsylvania State University); Student Architects Scott Marshall Dolph (University of Arizona); Carol Jean Lemon (Washington State University); and Harrison Adam Sutphin (Virginia Tech); and Comprehensive Employment and Training Act (CETA) Summer Youth Employment Program Interns: Maria Arriola (Tucson High School); Ernest Cota; Lupita Lopez (Tucson High School); and Anna Trinidad. Photographic records were made for HABS by David J. Kaminsky, Photographer, Roswell, New Mexico. Editing and final preparation of the documentation was carried out in 1981 in the HABS Washington Office by William Joseph Graham, Architect, and Lucy Pope Wheeler, Writer/Editor, of the HABS professional staff.